

APPENDIX 1

"Characteristics listed on the November 2025 topographic diagram of the Engineer Sakellaridis"

'Area of Plot E (A,B,C,D,E,Z,H,I,K,L,A) = sq.m. 1,844.20

POSITION: Vasilissis Olgas Avenue no. 20. Building blocks C27, C27A and 31A of the Municipality of Thessaloniki

- The property is subject to a special protection regime in accordance with the Decisions of the Minister of Culture and Science with ref. no. A/F31/23549/3080/16-06-1977 (Government Gazette 718/B/30-07-1977) and C/2048/42083/28-01-1985 (Government Gazette 82/B/13-02-1985). With the first decision, the Italian Consulate (Villa Olga) is characterised as a building in need of special state protection, while with the second decision it was decided to extend the protection to the surrounding area of the above property, with a total conservation area E (A, B, b, c, C, D, E, F, G, H, H1, I1, I, J, K, L, A) = 2,094.90 sq.m.
- The difference between the total conservation area E (A, B, b, c, C, D, E, M, H, I, J, K, L, A) = 2,094.90 m². and the area of the land for sale E (A, B, C, D, E, G, H, I, J, K, L, A) = 1,844.20 m², resulting from the exclusion of the parts with vertices H, H1, I1, I, H, of an area of 157.20 m², and with vertices B, C, c, b, B, of an area of 93.50 m², i.e: E = 2,094.90 sq.m. - 157.20 sq.m. - 93.50 sq.m. = 1,844.20 sq.m.
- For the section with vertices B, b, c, C, B, with an area of 93.50 sq.m., the document of settlement and calculation of compensation no. 2887/1970, ratified pursuant to the Decision of the Prefect of Thessaloniki No. 72088/23.06.1970, but it was not implemented as far as the calculations of this section are concerned, until the declaration of the surrounding area as a listed building (C/2048/42083/28-01-1985, Government Gazette 82/B/13-02-1985). The aforementioned section with vertices B, b, c, C, B is currently located within the neighbouring plot of land with cadastral code number (KA EK) 19044EK41008, owned by the Municipality of Thessaloniki.
- The section with vertices H, H1, TH1, TH, H, with an area of 157.20 m², is located between the line that delimits the old seashore (Government Gazette 197/D/28-03-1980 & Government Gazette 1027/D/2003), which crosses the property, and the external fence of the property itself. This section is located within the neighbouring plot of land with cadastral code number (KA EK) 190444124018, owned by the Greek State.
- The conservation decisions of the building and its surrounding area take precedence over the approved urban plan, therefore the current urban plan cannot override/damage the protection status of the listed building and, by extension, its surrounding area (see relevant document no. 4040/891/13-02-2001 of the Ministry of Environment, Spatial Planning and Public Works, decisions 459/1994 and 374/1995 of the Council of State and document no. 17649/18-06-2018 of the Directorate of Urban Planning Applications of the Municipality of Thessaloniki).
- According to the land registry, the area of the property with the cadastral code number (KA EK) 190444124006 is E (190444124006) = 1.838 sq.m. and the difference between the registered area and the corresponding area of the land for sale is within the tolerance limits. E (A, B, C, D, E, G, H, I, J, K, L, A) = 1.844,20 sq.m.
- The property falls within the special protection regime in accordance with the decisions with no. A/F31/23549/3080/16-06-1977 (Government Gazette 718/B/30-07-1977) and C/2048/42083//28-01-1985 (Government Gazette 82/B/13-02-1985), both in respect of the building and the entire surrounding area with the fence.
- The area of the surrounding area, which is within the special protection status, is defined by the vertices A, B, b, c, C, D, E, G, H, H1, I1, I, J, K, L, A and has a total area of 2,094.90 square metres. From the property in question, the part defined by the vertices H, H1, I1, I, H of an area of 157.20 square meters is located between the institutional line that delimits the old seashore (Government Gazette 197/D/28-03-1980 and

Government Gazette 1027/D/2003) and the outer boundary that is implemented with the fencing of the property, as deduced from the aerial photographs prior to 1945 and is located within the area of the property with cadastral code number (KAEK) 190444124018 (property of the Greek State). The section B, C, c, b, B of 93,50 sq.m. is located outside the implemented external fence of the property, as shown in the (topographic) diagram.

- For the above section with vertices B, C, c, b, B with an area of 93.50 sq.m., the act of settlement and compensation calculation, number 2887/1970, was drawn up, which was ratified by the decision of the Prefect of Thessaloniki, number 72088/23-06-1970, but was not implemented regarding the calculations of this section until the declaration of the surrounding area as listed.
- The plot with the vertices A, B, C, D, E, G, H, I, J, K, L, A with an area of 1,844.20 square meters, (remaining plot) occupies part of the building blocks C27, C27A and C31A as well as parts of undrilled pavements.
- The plot is whole and buildable, provided that the conditions set by the special protection regime for both the listed building and its surrounding area, in relation to the Decree of the current Urban Plan (Government Gazette 202/D/08-05-1985), are met.
- The land is not subject to the provisions of Law 1337/1983 and is not obliged to make a contribution in land and money.
- The land is subject to the provisions of the 'National Cadastre' and has received the cadastral code number (KAEK) 190444124006 and there is a Cadastre Office in the area.
- The plot is located within the boundaries of the Revised General Urban Plan of Thessaloniki (Government Gazette 199D/30-03-2024).
- The plot is approximately 175 meters from the seashore.
- Within the land occupied by the property, there are no high voltage overhead transmission lines of 'ADMIE', gas pipelines, roads dating back to 1923 or streams.
- All of the property bounded by vertices A, B, C, D, E, G, H, H1, I1, I, J, K, L, A, has been held in this form for the last one hundred and one (101) consecutive years (i.e. prior to the year 1924). The property is not subject to water abstraction, i.e. there are no active or inactive water abstraction points and therefore the conditions for the application of paragraph 2 of Article 9 of the above Joint Ministerial Decision are not met.

c) Settlement acts.

- In the area there are the settlement and compensation calculation acts numbered 1325/23-12-1958, 1326/24-12-1958, 2256/30-09-1966, 2887/25-05-1970, 3095/11-06-1971, 4171/24-01-1979, 5459/29-10-1986. The acts [of settlement and compensation calculation 1325/58, 1326/58, 2256/66, 2887/70, 3095/71 and 5459/86 PTAA], in accordance with document no. 17649/18.06.2018 of the Department of Urban Planning Applications - Directorate of Building and Urban Planning Applications, have become inapplicable with regard to the property of the Italian State (Villa Olga) and their amendment is required. The act [of settlement and compensation calculation no. 4171/1979 PTAA] was annulled in its entirety by a decision of the Prefect of Thessaloniki with protocol number DP/oik./27286/29-5-1986.

(The above characteristics contained in the declarations of Engineer Sakellaridis are based on Law 651/1977 and Law 1337/1983)